

PB# 75-41

Argenio Brothers, Inc.

Argenio

75-41
Site Plan

filed with
T.C. Oct. 9, 1975
\$4



Oxford Pendaflex

STOCK No. 753½

MADE IN U.S.A.



Oxford Pendaflex

STOCK No. 753 1/3

MADE IN U.S.A.

GENERAL RECEIPT

2585

Town of New Windsor, N. Y.

Oct 10, 1975

Received of

Argene Bros.

\$100.00

One Hundred and 00/100

Dollars

For

New Black top Paving Building

DISTRIBUTION:

FUND	CODE	AMOUNT
100		
check		

BY

Charlotte M. M. M.

Deputy

TITLE

Memo

FROM:

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Orange County Planning Department
County Center Building
Goshen, New York

DATE: October 13, 1975

Attention: Mr. Vincent Poloniak

SUBJECT:

Jerry Argenio Subdivision and Site Plan

—FOLD HERE—

Dear Mr. Poloniak:

The Planning Board of the Town of New Windsor approved a two lot subdivision #75-36 - Jerry Argenio located off Route 32 (Windsor Highway) on September 24, 1975 and a site plan on October 8, 1975 for Mr. Argenio was approved subject to a successful ruling of the Zoning Board of Appeals on a Variance. Both of these plans are enclosed.

Since then we have discovered we were in error for not sending this to the Orange County Planning Department.

On behalf of the Planning Board please accept our apology.

Very truly yours,

JL/sh
Enc.

by

JOSEPH LOSCALZO
Chairman

Date Oct. 8, 1975

Application No. 75-41

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name Argenio Brothers, Inc.

Address 57 Windsor Hwy. Newburgh, N. Y.

1. Owner of the property Argenio Brothers, Inc.

2. Location of the property Route 32

3. Zone area GI

4. Nature of business Blacktop Paving

5. Lot size: Front 390.46 Rear 90.62 Depth 685.43

6. Building setbacks: Front yard 50 ft. Rear yard 15 ft.

Side yards 260 ft.

7. Dimensions of new building 127 ft. L x 50 ft. W

Addition

If addition, state front, side, rear of existing structure:

none

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Approved Oct. 7

Argenio

subject to determination of ZBA Board.

Signature of applicant

Argenio

Adopted 10/5/70

Argenio 561-5102

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXX
Subdivision _____ as submitted by Glemming & Silverman Arch.
Main, and Stor. Argenio Bros.
for the building or ~~subdivision~~ of Argenio Bros.
has been reviewed by me and is approved XXXX disapproved _____

If disapproved, please list reason.

Mr. Argenio indicates that this system will service 2 employees.

RECOMMENDATIONS BY SANITARY SUPERINTENDENT AND TOWN ENGINEER.

Recommendation is distribution box be extended another 10 feet,
causing the left leg of leaching field to be at least 20 feet away.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman R. Matenfe

SANITARY SUPERINTENDENT

October 8, 1975

DATE

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

555 Union Avenue
New Windsor, N. Y. 12550
October 14, 1975


Joseph Loscalzo, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

RE: PUBLIC HEARING ON APPLICATION OF ARGENTIO BROTHERS
#75-31

Dear Mr. Loscalzo:

Kindly be advised that there will be a public hearing on the above matter before the ZBA on Monday evening, October 20, 1975 at 8 p.m. I have enclosed herewith a copy of the application together with the public hearing notice which appeared in the Evening News on October 11, 1975.

Very truly yours,

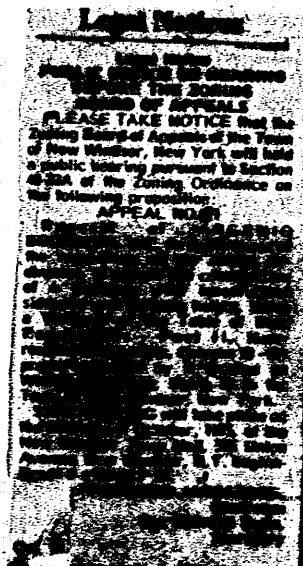


PATRICIA DELIO, Secretary

/pd

Enclosures (2)

cc: Howard Collett, Blg. Inspector



ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

555 Union Avenue
New Windsor, N. Y.
October 22, 1975

Jerry Argenio
Argenio Brothers, Inc.
Windsor Highway
Route 32
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE #75-31

Dear Jerry:

This is to confirm that your application for a 17 ft. sideyard variance was granted by the New Windsor Zoning Board of Appeals at their October 20, 1975 meeting.

Very truly yours,



PATRICIA DELIO, Secretary

/pd

cc: Howard Collett, Bldg. Inspector

Joseph Loscalzo, Chairman ✓
New Windsor Planning Board

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

#75-31
(Number)

10/6/75
(Date)

I. Applicant information:

- (a) ARGENIO BROTHERS, INC., Windsor Highway, New Windsor, N. Y.
(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) PI Windsor Highway, New Windsor Approx. 4 acres +
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? Sept. 1975
- (e) Has property been subdivided previously? Yes When? Sept. 1975
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. Vehicles.
-
-



IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.
- _____

Lx V.

Area variance: USE TABLE: PI No. 4

(a) Area variance requested from New Windsor Zoning Local Law,
Section _____, Table Bulk Regs. Column 10

<u>Requirements</u>	<u>Part II</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____			
Min. Lot Width _____			
Reqd. Front Yard _____			
Reqd. Side Yards 32 * 40	15 / 40	17 /	
Reqd. Rear Yard _____			
Reqd. Street Frontage* _____			
Max. Bldg. Hgt. _____			
Min. Floor Area* _____			
Development Coverage* _____ %			
Floor Area Ratio** _____			

* Residential districts only

** Non-residential districts only

* To accommodate 16' high building.



VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

☒ IX. Attachments required:

None Copy of letter of referral from Building and Zoning Inspector.

 Copy of contract of sale, lease or franchise agreement.

 Copy of tax map showing adjacent properties

 x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

 ~~Copy(ies) of signs with dimensions.~~

 x Check in amount of \$ 25.00 payable to Town of New Windsor.

Check in amount of \$25.00 payable to Secretary of Board.
Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

 Other

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

(c) Special Permit is _____

(c) Conditions and safeguards _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

